

MARICOPA COUNTY JUSTICE COURTS:



PODCAST: CARES ACT, SUBSIDIZED HOUSING AND EVICTIONS

April 13, 2020

Materials:

<https://spaces.hightail.com/space/tOuRfKkxm6>

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Updated 4/13/2020

MAY QUALIFY FOR UP TO 0.5 HOURS OF COJET/CLE

The CARES Act (Coronavirus Aid, Relief, and Economic Security Act) passed by Congress stops some landlords from filing new eviction actions for nonpayment of rent for the next 120 days (through July 25th, 2020). The CARES Act **does not** apply to eviction cases that were filed before March 27th, 2020, leases that are not part of the housing programs below, or evictions based on another reason besides nonpayment of rent.

The CARES Act prevents a landlord from filing for eviction against and charging late fees to a tenant for nonpayment of rent if they live in subsidized housing. This applies to federal housing programs, including:

- Public housing
- Section 8 Housing Choice Voucher program
- Section 8 project-based housing
- Section 202 housing for the elderly
- Section 811 housing for people with disabilities
- Section 236 multifamily rental housing
- Section 221(d)(3) Below Market Interest Rate (BMIR) housing
- HOME
- Housing Opportunities for Persons with AIDS (HOPWA)
- McKinney-Vento Act homelessness programs (42 U.S.C. § 11360, et seq.)
- Section 515 Rural Rental Housing
- Sections 514 and 516 Farm Labor Housing
- Section 533 Housing Preservation Grants
- Section 538 multifamily rental housing
- Low-Income Housing Tax Credit (LIHTC)

Here is the Text of the Act:

SEC. 4024. TEMPORARY MORATORIUM ON EVICTION FILINGS.

(a) DEFINITIONS.—In this section:

(1) COVERED DWELLING.—The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

(i) pursuant to a residential lease; or

(ii) without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) COVERED PROPERTY.—The term “covered property” means any property that—

(A) participates in—

(i) a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a))); or

(ii) the rural housing voucher program under section

542 of the Housing Act of 1949 (42 U.S.C. 1490r);
or

(B) has a—

- (i) Federally backed mortgage loan; or
- (ii) Federally backed multifamily mortgage loan.

(3) DWELLING.—The term “dwelling”—

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and

(B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) FEDERALLY BACKED MORTGAGE LOAN.—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured

loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.—

The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) MORATORIUM.—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not—

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession

H. R. 748—214

of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) NOTICE.—The lessor of a covered dwelling unit—

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).



Landlords May Not File Evictions for Nonpayment Rent or Charge Late Fees Against Tenants Living in Federal Subsidized Housing

The **CARES Act** states your landlord cannot file for eviction if you do not pay your rent or charge you late fees beginning March 27 if:

- **You live in subsidized housing.** This applies to federal housing programs, including:
 - Public housing
 - Section 8 Housing Choice Voucher program
 - Section 8 project-based housing
 - Section 202 housing for the elderly
 - Section 811 housing for people with disabilities
 - Section 236 multifamily rental housing
 - Section 221(d)(3) Below Market Interest Rate (BMIR) housing
 - HOME
 - Housing Opportunities for Persons with AIDS (HOPWA)
 - McKinney-Vento Act homelessness programs (42 U.S.C. § 11360, et seq.)
 - Section 515 Rural Rental Housing
 - Sections 514 and 516 Farm Labor Housing
 - Section 533 Housing Preservation Grants
 - Section 538 multifamily rental housing
 - Low-Income Housing Tax Credit (LIHTC)
- Or your landlord has a **federally backed mortgage on the property you reside.**

WARNING: you can still be evicted for other reasons besides nonpayment of rent.

If your landlord files an eviction action against you or charges you late fees and one of the above conditions apply to you, you may want to call Community Legal Services for free legal assistance before your eviction hearing at 602-258-3434, Monday- Friday 8:00 am – 3:00 pm.

305 S. 2nd Ave., Phoenix, AZ 85003 • Phone 602-258-3434

Advocate. Litigate. Educate



Los Arrendadores No Pueden Presentar para el Desalojos Por Falta de Pago de la Renta O Cobrar Tarifas por Pagos Atrasadas Contra un Inquilino Que Vive En Vivienda Federal Subsidiada

La **Ley CARES** establece que su arrendador no puede presentar para el desalojo si no paga su renta o cobrarle tarifas por pagos atrasados comenzando el 27 de marzo si:

- **Vives en viviendas subsidiadas.** Esto se aplica a los programas federales de vivienda, que incluyen:
 - Vivienda pública
 - Sección 8 programa de Vales de Elección de Vivienda
 - Sección 8 viviendas basadas en proyectos
 - Sección 202 viviendas para la tercera edad
 - Sección 811 de vivienda para personas con discapacidad
 - Sección 236 viviendas de alquiler multifamiliares
 - Sección 221 (d)(3) vivienda por debajo del mercado Tasa de Interés (BMIR)
 - HOME
 - Oportunidades de vivienda para personas con SIDA (HOPWA)
 - Programas de personas sin hogar de la Ley McKinney-Vento (42 U.S.C. § 11360, et seq.)
 - Sección 515 Vivienda de alquiler rural
 - Secciones 514 y 516 Vivienda de trabajo agrícola
 - Sección 533 Subvenciones para la preservación de viviendas
 - Sección 538 viviendas de alquiler multifamiliares
 - Crédito Fiscal para Viviendas de Bajos Ingresos (LIHTC)
- O su arrendador tiene una hipoteca **con respaldo federal sobre la propiedad en la que reside.**

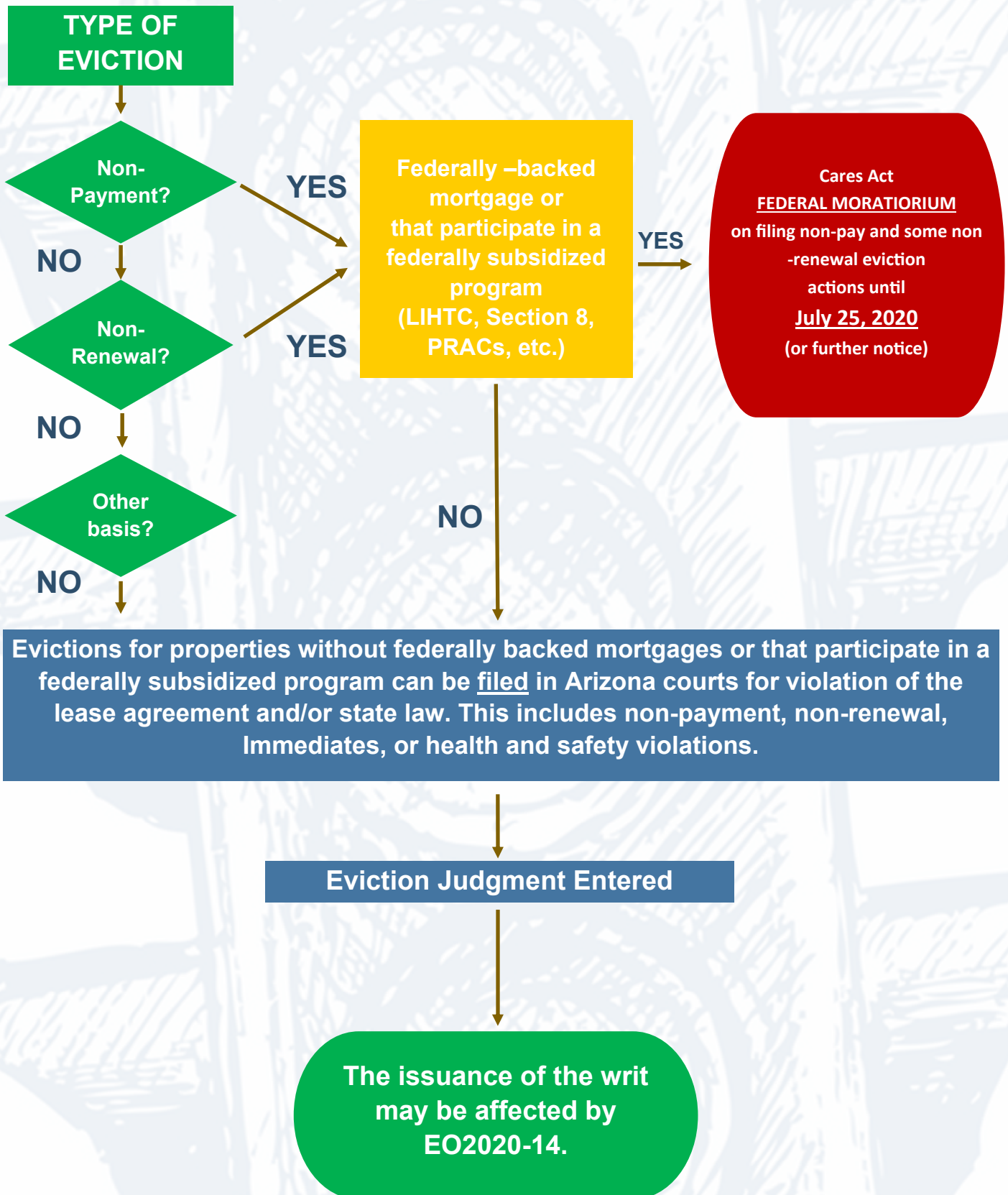
ADVERTENCIA: todavía puede ser desalojado por otras razones además de no pagar la renta.

Si su arrendador presenta una acción de desalojo en su contra o le cobra tarifas por pagos atrasados y una de las condiciones anteriores se aplica a usted, puede llamar a Community Legal Services para asistencia gratuita antes de su audiencia de desalojo al (602) 258-3434, de lunes a viernes 8:00am - 3:00pm.

305 S. 2nd Ave., Phoenix, AZ 85003 • Phone 602-258-3434

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AZ Eviction Process During COVID-19 Crisis



Arizona Rental, Utility and Food Assistance Resources Information

www.211.org/services/covid19

You can dial “211” from any phone to speak with a community resource specialist in your area who will help you. For faster service, check out their website.

find services and resources that are available to you.

You'll find help with:

- Supplemental food and nutrition programs
- Shelter and housing options and utilities assistance
- Emergency info and disaster relief
- Employment and education opportunities
- Services for veterans
- Health care, vaccination and health epidemic information
- Reentry help for ex-offenders

Arizona: Toll-Free Alternative Number: (877) 211-8661

Arizona Department of Housing Grants

•602-771-1000

<https://housing.az.gov/general-public/eviction-prevention-assistance>

<https://housing.az.gov/about/application-funding>

Family Services Center, City of Phoenix Human Services Dept

•602-534-2433 (to schedule an appointment)

<https://www.phoenix.gov/humanservices/programs/emergency>

Get Help Paying Utility and Rental Bills

<https://www.maricopa.gov/451/Get-Help-Paying-Utility-Rental-Bills>

Community Action Agencies in Arizona that offer emergency Eviction and Utility Assistance

<https://housing.az.gov/community-action-agencies-arizona-offer-emergency-eviction-and-utilityassistance>

Unemployment Filing/Benefits:

www.des.az.gov/services/employment/unemployment-individual

Find a Food Bank Near You

<https://azfoodbanks.org>

Resources for individuals and businesses, such as financial assistance, childcare, meals for children, and virtual learning for students

<https://arizonatogether.org>

To apply for Nutrition Assistance, Arizonans can visit <https://www.healthearizonaplus.gov/> or call (855) 432-7587 Monday through Friday, from 7 a.m. to 6 p.m.

For more information about DES services during the pandemic, please visit <https://des.az.gov/services/coronavirus>

Community Resources

Meals for children: www.azhealthzone.org

Resources for Seniors: www.des.az.gov

WIC (Women, Infants & Children): www.azdhs.gov

Virtual Learning for Kids: www.docs.google.com/spreadsheets/d

Find Health care: www.aachc.org

Child Care Assistance: www.des.az.gov

Digital AZ Library: www.azlibrary.gov

Manage Anxiety & Stress: www.cdc.gov/coronavirus/2019-ncov

Utility Assistance:

Help with utilities: www.des.az/services/basicneeds/shelter-housing/utility-assistance

APS: www.aps.com/en/residential/save-money-and-energy/disconnections

SFP: srpnet.com/about/customer-assistance.aspx

TEP(Tucson Electric Power): www.tep.com/covid-19

SWG: www.swgas.com/en/alert-details-page-007

Rental Assistance Programs Near You:

- John F Long Family Services: <https://www.phoenix.gov/phxcare>

- 3454 North 51st Ave Phoenix, AZ 852031 (602) 262-6510

- Arizona Community Action Agency: <http://azcaa.org>

- 340 East Palm Lane Phoenix, AZ 85004

- (602) 604-0640

- Labor's Community Service Agency:

- 3117 N 16th St #100, Phoenix, AZ 85016

- (602) 263-5741

- Travis L Williams: <https://www.phoenix.gov/humanservices/programs/emergency>

- 4732 South Central Ave Phoenix, AZ 85040 (602) 534-4732

- Sunnyslope Family Service Center: <https://www.phoenix.gov/phxcare>

- 914 West Hatcher Road Phoenix, Arizona 85021

- 602-495-5229

- Saint Vincent De Paul: <https://www.stvincentdepaul.net/>

- 420 West Watkins Road

- 877-811-8661

- Chicanos Por La Causa: <https://cplc.org/>

- 6850 W Indian School Rd, Phoenix, AZ 85033

- (623) 247-0464

- Salvation Army: www.arizona.salvationarmy.org

- 2707 E. Van Buren St., Phoenix, AZ 85008

- (602)267-4100

To schedule an emergency assistance appointment call 602-534-AIDE(2433) or 1-866-882-1778

- Catholic Charities: <https://www.catholiccharitiesaz.org/>

Job Agencies:

- [AZ.Jobs](#)

- <https://azstatejobs.azdoa.gov/>

- <http://dependablestaffing.com/>

- 1111 N3rd St, Phoenix, AZ 85004

- Phone : (602) 264-1444

- <https://stsstaffing.com/>

- 4020 N 20th St #104, Phoenix, AZ 85016

- Phone : (602) 248-9313

- <https://www.randstadusa.com/jobs/>

- 3800 N Central Ave suite c-100, Phoenix, AZ 85012

- Phone : (602) 200-3910

■ Accurateplacement.com

1661 E Camelback Rd #201, Phoenix, AZ 85016

Phone : (602) 678-0144

■ Frontlinesourcegroup.com

2415 E Camelback Rd #701, Phoenix, AZ 85016

Phone : (602) 281-6591

■ <https://aaastaffing.com/>

3030 N 3rd St, Phoenix, AZ 85012

Phone : (602) 840-0287

■ <http://www.axisemployment.co/>

2990 E Northern Ave #C100, Phoenix, AZ 85028

Phone : (602) 242-2626

COMPANIES WITH IMMEDIATE HIRING NEED

(list updated 3/25/2020)

Employers with Immediate Hiring Need	City	Comments/ Specific Instructions on how to apply
Fry's Food	Anthem	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Apache Junction	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Apache Junction	By email: ebony.fisher@walgreens.com
Costco	Arizona	https://bit.ly/3abDhtC
Amazon	Arizona	Apply through Beacon Group
Fry's Food	Avondale	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Buckeye	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Accent Care	Bullhead City	By email to JeniferStedman@accentcare.com
Fry's Food	Casa Grande	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Cave Creek	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Chandler	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Chandler	By email: ebony.fisher@walgreens.com
Fry's Food	Cottonwood	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Flagstaff	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Fountain Hills	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Fountain hills	By email: ebony.fisher@walgreens.com
Fry's Food	Gilbert	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Cam Control	Gilbert	https://www.camcontrol.pro/careers
Fry's Food	Glendale	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Safeway	Glendale	WWW.SAFEWAY.COM
Walgreens	Glendale	By email: ebony.fisher@walgreens.com
Fry's Food	Globe	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Goodyear	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Green Valley	By email: ebony.fisher@walgreens.com
Accent Care	Kingman	By email to JeniferStedman@accentcare.com
Accent Care	Lake Havasu	By email to JeniferStedman@accentcare.com
Walgreens	Lake Havasu	By email: ebony.fisher@walgreens.com
Fry's Food	Laveen	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Litchfield Park	By email: ebony.fisher@walgreens.com
Fry's Food	Lithfield Park	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Marana	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
FRYS FOOD	Mesa	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
UPS	Mesa	https://www.jobs-ups.com
Prudential Cleanroom Services	Mesa	in person (https://www.prudentialuniforms.com/careers/)
Rotech Healthcare Inc.	Mesa	https://rotech.jobs.net/
Walgreens	Mesa	By email: ebony.fisher@walgreens.com
FRYS FOOD	Oro Valley	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Rotech Healthcare Inc.	Parker	https://rotech.jobs.net/
Fry's Food	Peoria	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Rotech Healthcare Inc.	Peoria	https://rotech.jobs.net/
Safeway	Peoria	WWW.SAFEWAY.COM
Allied Universal security	Phoenix	https://jobs.aus.com/security-professional-positions
Fry's Food	Phoenix	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
UPS	Phoenix	https://www.jobs-ups.com/
Safeway	Phoenix	WWW.SAFEWAY.COM
Food City	Phoenix	www.foodcity.com
Banner Health	Phoenix	https://www.bannerhealth.com/careers
Iconic Results	Phoenix	https://iconicresults.com/careers/
Walgreens	Phoenix	By email: ebony.fisher@walgreens.com
Fry's Food	Prescott Valley	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Rotech Healthcare Inc.	Prescott Valley	https://rotech.jobs.net/
Fry's Food	Sahuarita	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	San Tan Valley	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Scottsdale	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Helpful hands care	Scottsdale	info@helpfulhandscare.com
Westminster Village	Scottsdale	www.wmvaz.com
Walgreens	Scottsdale	By email: ebony.fisher@walgreens.com
Fry's Food	Sierra Vista	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Sierra Vista	By email: ebony.fisher@walgreens.com
Fry's Food	Sun City	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Safeway	Sun City	WWW.SAFEWAY.COM
Walgreens	Sun City	By email: ebony.fisher@walgreens.com
Fry's Food	Sun City West	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Walgreens	Sun Lakes	By email: ebony.fisher@walgreens.com
Fry's Food	Surprise	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Fry's Food	Tempe	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
UPS	Tempe	Please go to above link and apply by location
Cafe Valley	Tolleson	Come to open interviews every Thursday, hiring on the spot to start the following Monday
Fry's Food	Tucson	https://jobs.kroger.com/frys-food-stores/go/Fry's-Food-Stores/571300/
Safeway	Tucson	https://www.albertsoncompanies.com/careers.html?icmpid=swy_vxt_r1h2_othc_ih
State of Arizona UI Call Center Positions	Tucson	www.azstatejobs.azdoa.gov job id 54869
Rotech Healthcare Inc.	Tucson	https://rotech.jobs.net/
Walgreens	Tucson	By email: ebony.fisher@walgreens.com
State of Arizona	Yuma	www.azstatejobs.azdoa.gov



**MARICOPA COUNTY
JUSTICE COURTS**

A handwritten signature in black ink, appearing to read "C. Adornetto".

Charles J. Adornetto
MCJC Judicial
Education Officer

Judicial Resources:
<https://spaces.hightail.com/space/tOuRfKkxm6>

Podcasts:
<https://anchor.fm/charles-adornetto>

Return to:

Ester.Mendoza@jbazmc.maricopa.gov

CERTIFICATE OF ATTENDANCE

PODCAST: CARES ACT, SUBSIDIZED HOUSING AND EVICTIONS

April 13, 2020

Eligible for up to 0.5 hours of COJET/CLE

0 hours of Ethics

I claim _____ hours

Name:

Signature:
